

City of Chula Vista

DRAFT OTAY RANCH GENERAL DEVELOPMENT PLAN AMENDMENT REVISIONS

Please note that the Draft Otay Ranch General Development Plan (GDP) Amendment document was originally released on December 31, 2004. The GDP Amendment document is being reprinted in September 2005.

Please see the attached September 2005 Otay Ranch GDP Amendment Revisions.

If you have any questions regarding this material please contact Rick Rosaler or Jeff Barfield at (619) 476-5391.

Draft Otay Ranch General Development Plan Amendment
Revisions
September, 2005

Draft amendments to the Otay Ranch General Development Plan (GDP), and an accompanying Draft Environmental Impact Report were released to the general public on December 31, 2004. Following release to the public, additional and/or revised amendments to the GDP were determined to be necessary. Therefore, this document provides additional and/or revised amendments proposed for the adopted General Development Plan, as amended in October 23, 2001. Only the additional and/or revised amendments not included in the December, 2004, draft GDP Amendments are shown herein. Please refer to the December, 2004 draft GDP Amendment for the balance of the amendments proposed for the Otay Ranch General Development Plan.

~~Strike-out~~ denotes deletion; underline denotes addition to the adopted General Development Plan, dated October, 23, 2001.

PART II, Chapter 1

Section E

2. Implementation Mechanisms

d. Vested Rights

Property owners who have achieved a vested rights status retain the ability to develop in accordance with the land use designations and policies in effect at time of vesting prior to the adoption of the General Development Plan Amendment.

Section F

1. Village One

a. Village One Setting

Village One is comprised of approximately ~~1,054~~ 1,067 acres located in the northwest corner of the Otay Valley Parcel, south of Telegraph Canyon Road between the Sunbow Planned Community and La Media Road. Telegraph Canyon is a broad, flat canyon to the north and Poggi Canyon is a steeper canyon to the south. Village One is located on a broad mesa, climbing gently from west to east.

b. Village One Description

- Build-out population of approximately ~~11,743~~ 11,734

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents local park standard would result in the development of ~~32.7~~ 35.2 acres of local parks in Village One. To satisfy this requirement, 23.1 acres of neighborhood park are planned in Village One. The remaining obligation is satisfied through the provision of a community parks in Village Four. (See Chapter 4, Parks, Recreation and Open Space concerning the distribution of local park acreage.)

2. **Village Two**

a. *Village Two Setting*

Village Two consists of approximately ~~819~~ 779 acres located along the western edge of the Otay Valley Parcel, south of Olympic Parkway and west of the extension of La Media Road. Village Two is located on a large mesa between Poggi Canyon to the north, Wolf Canyon to the south, and the Otay landfill to the west.

b. *Village Two Description*

- Build-out population of approximately ~~6,861~~ 6,986

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standards would result in the development of ~~20.6~~ 21.0 acres of local parks in Village Two. To satisfy this requirement, ~~15.0~~ 21.0 acres of neighborhood parks/town square are planned. ~~The remaining obligation is satisfied through the provision of delivery of a Community Park in Village Four.~~

4. **Village Four**

a. *Village Four Setting*

Village Four is comprised of approximately ~~453~~ 528 acres located in the southern portion of the Otay Valley Parcel, west of La Media Road and south of Rock Mountain Road. The village surrounds Rock Mountain and contains a portion of Wolf Canyon. The village is located directly west of Village Eight. The village is located east of Wolf Canyon and north of the Otay River Valley.

b. *Village Four Description*

- o Build-out population of approximately ~~1,450~~ 1,495

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~4.1~~ 4.5 acres of local parks in Village Four. This obligation is satisfied through the provision of the Village Four community park.

5. ***Village Five***

a. *Village Five Setting*

Village Five is comprised of approximately ~~490~~ 496 acres located in the northern portion of the Otay Valley Parcel, southwest of the proposed interchange of SR-125 and Otay Lakes Road. The village is bounded on the north by Telegraph Canyon and to the south by Poggi Canyon. The site is characterized by a broad mesa between the canyons.

b. *Village Five Description*

- Build-out population of approximately ~~7,994~~ 7,995

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~24.5~~ 24.0 acres of local parks in Village Five. To satisfy this requirement, 16.6 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of community parks in Villages ~~Two Four, Ten and the EUC~~ Four.

6. ***Village Six***

a. *Village Six Setting*

Village Six is comprised of approximately ~~365~~ 363 acres located in the central portion of the Otay Valley Parcel, south of Poggi Canyon and east of the extension of La Media Road.

b. *Village Six Description*

- o Build-out population of approximately ~~6,336~~ 6,335

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 19.0 acres of local parks in Village Six. To satisfy this requirement, ~~12.9~~ 7.6 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in Village ~~s Two, Ten and the EUC~~ Four.

7. ***Village Seven***

a. *Village Seven Setting*

Village Seven is comprised of approximately ~~412~~ 382 acres located east of Wolf Canyon and north of Rock Mountain Road.

b. *Village Seven Description*

- o Build-out population of approximately ~~4,433~~ 4,432

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~13.5~~ 13.3 acres of local parks in Village Seven. To satisfy this requirement, ~~9.3~~ 9.4 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in ~~Villages~~ Village Four.

8. *Village Eight*

a. *Village Eight Setting*

Village Eight is comprised of approximately ~~500~~ 496 acres located in the southern portion of the Otay Valley Parcel, west of the proposed SR-125 corridor. The site is located north of the Otay River Valley.

b. *Village Eight Description*

- o Build-out population of approximately ~~4,402~~ 4,489

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~25.0~~ 13.5 acres of local parks in Village Eight. ~~To satisfy this requirement, 25.0 acres of community park/neighborhood parks/town square are planned. The remaining obligation is satisfied though the provision of a~~ community park in Village Four.

9. *Village Nine*

a. *Village Nine Setting*

Village Nine is comprised of a Town Center and surrounding residential village of approximately ~~417~~ 467 acres located in the southern portion of the Otay Valley Parcel, northeast of the proposed interchange of SR-125 and Otay Valley Road. The site is north of the Otay Valley.

b. *Village Nine Description*

- o A maximum of ~~3,416~~ 4,118 multi-family residential units

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standards would result in the development of ~~21.0~~ 29.8 acres of local parks in Village Nine. To satisfy this requirement, ~~21.0~~ 29.8 acres of neighborhood parks/town square are planned.

10. *University Campus*

a. *University Campus Setting*

University Campus is approximately ~~530~~ 440 acres located in the eastern portion of the Otay Valley Parcel, between the Eastern Urban Center and Salt Creek. The site is characterized by a broad mesa with slopes along the eastern boundary leading down to Salt Creek.

11. *Village Eleven*

c. *Village Policies*

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 20.2 acres of local parks in Village Eleven. To satisfy this requirement, 10.0 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in Villages Two, Ten and the EUC Four.

12. *Planning Area 12 – Eastern Urban Center/Freeway Commercial*

a. *Planning Area 12 Setting*

Planning Area 12 is approximately ~~370~~ 368 acres in size and is located in the center of the Otay Valley Parcel. It contains both the Eastern Urban Center (EUC) and the Freeway Commercial (FC) areas. The topography in this area consists of several broad knolls. Planning Area 12 is positioned at the center of the Otay Ranch community, where three major circulation systems converge. These three systems include the open space network, the proposed SR-125 highway and the proposed bus rapid transit system.

b. *Eastern Urban Center Description*

The Eastern Urban Center contains:

- o ~~4,015~~ 3,313 multi-family high density residential units
- o Build-out population of approximately ~~40,359~~ 8,548
- o An Elementary School and a High School as required by the applicable Districts

c. Eastern Urban Center Policies

EUC Urban Design Policies:

- Along main thoroughfares and primary pedestrian ways, off-street parking shall be provided primarily behind buildings or within parking structures. Exceptions that allow parking on an interim basis adjacent to such thoroughfares and pedestrian ways (to accommodate build-out of development) may be permitted when the interim-phase status of the parking can be justified. For all other streets, off-street parking situated along and adjacent to the other street frontage shall be minimized in order to maintain a pedestrian orientation and preserve the urban character of the EUC.

Parks and Open Space Policies:

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of for approximately 34 29.3 acres of local parks in the EUC. The EUC will provide sufficient area for local parks/town squares and plazas, or other park facilities to meet its needs onsite, as required by an EUC Parks Master Plan prepared as part of the SPA Plan. The SPA-level Parks Master Plan shall consider the needs and standards identified in the framework strategy prepared for the "University Study Area", which may include variations from conventional parkland standards.

- Incorporate a pedestrian open space / trail corridor (~~average 200-foot wide~~) across the EUC which connects to Wolf Canyon and Salt Creek. This corridor will create a strong east/west open space system and reflect differing characteristics as it moves through Otay Ranch. This corridor ~~will be further~~ has been defined by the overall Ranch Design Plan, but will be more specifically defined in the EUC SPA Design Plan. Within the EUC, this corridor shall serve as an identifiable pedestrian corridor and element that ties plazas, parks, and other urban features together to fulfill multiple functions including urban relief, recreation, and trail connectivity, while maintaining its primary role as a key segment of the City's Greenbelt and trail system.

13. Resort Village (Village 13)

b. Resort Village Description

- Build-out population of approximately ~~5,695~~ 5,697

c. Resort Village Policies

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 17.1 acres of local parks in the Resort Village. To satisfy this requirement, 15.0 acres of neighborhood parks/town squares are planned. The remaining obligation is satisfied through the provision of a community parks in Villages ~~Two, Ten and the EUC Four~~.

14. Proctor Valley Village (Village 14)

b. Proctor Valley Village (Village 14) Policies

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 16.2 acres of local parks in the Proctor Valley Village. To satisfy this requirement, 10.0 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in Villages ~~Two, Ten and the EUC Four~~.

15. San Ysidro West Village (Village 15)

a. San Ysidro West Village Setting

This specialty village is approximately ~~800~~ 712 acres and located within the western part of the San Ysidro Mountains Parcel, south of Lower Otay Lake and the Jamul Mountains; northwest of Otay Mountain, and north of the Bureau of Land Management property. Topography is varied, with a broad bowl area in the eastern end of the Village. The rest of the Village contains a series of ridges and mesas, broken by drainage courses.

c. Village 15 Policies

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 4.6 acres of local parks in Village 15. To satisfy this requirement, 3.4 acres of neighborhood parks/town square are planned. The remaining obligation is satisfied through the provision of a community parks in Villages ~~Two, Ten and the EUC Four~~.

16. Jamul Rural Estate Area (Planning Areas 16&19)

c. Jamul Rural Estate Area Policies

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 3.9 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of a community parks in Villages ~~Two, Ten and the EUC Four~~.

17. *San Ysidro East Rural Estate Area (Planning Area 17)*

c. San Ysidro East Rural Estate Area Policies

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 2.8 acres of local parks in the San Ysidro East Rural Estate Area. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of a community parks in Villages ~~Two, Ten and the EUC Four~~.

Also included in the proposed revisions are updated and revised exhibits containing land use data/information that follow. Changes that are necessary to the adopted GDP resulting from the tables have been incorporated in this revisions document. These tables to be used in lieu of the exhibits located in the December, 2004, draft amendment.

| Overall Project Summary | | | | | | | | | | | | | | | | |
|-----------------------------|----------------|--------|--------|---------|-------|-------|-------|-------|-------|-------|---------|----------|---------|-------|----------|--------------|
| Parcel | Dwelling Units | | | Acreage | | | | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Res. | Park* | CPF+ | Sch. | C'ml. | Ind. | RTP | Uni. | Open Sp. | Art. | Other | Total | |
| Otay Valley Parcel | 8,832 | 16,871 | 25,703 | 2,917.5 | 230.1 | 105.9 | 215.1 | 207.9 | 428.9 | 200.0 | 1,127.7 | 3,910.7 | 1,250.5 | 19.6 | 10,613.9 | 70,018 |
| Proctor Valley Parcel | 2,631 | 1,558 | 4,189 | 1,885.4 | 12.5 | 17.1 | 10.0 | 252.0 | | | | 5,656.9 | 61.3 | | 7,895.2 | 12,393 |
| San Ysidro Mountains Parcel | 777 | | 777 | 1,502.2 | 3.4 | 2.3 | 10.0 | 3.3 | | | | 3,946.2 | | | 5,467.4 | 2,486 |
| Otay Ranch Maximum | 12,240 | 18,429 | 30,669 | 6,305.1 | 246.0 | 125.3 | 235.1 | 463.2 | 428.9 | 200.0 | 1,127.7 | 13,513.8 | 1,311.8 | 19.6 | 23,976.5 | 84,897.8 |

Exhibit 18a Overall Project Summary Table

| Otay Valley Parcel | | | | | | | | | | | | | | | | | |
|---|----------------|----------|-------------|------|----------|----------|---------|---------|-----------|----------|---------|----------|--------------|----------|-------|-----------|--------------|
| Village | Dwelling Units | | | | Acreage | | | | | | | | | | | | Approx. Pop. |
| | SF Units | MF Units | Total Units | Dens | Res. Ac. | Park Ac. | CPF Ac. | Sch Ac. | C'ml. Ac. | Ind. Ac. | RTP Ac. | Uni. Ac. | Open Sp. Ac. | Art. Ac. | Other | Total Ac. | |
| Village 1 | 2,454 | 1,522 | 3,976 | 5.7 | 703.2 | 23.1 | 13.4 | 10.0 | 6.3 | | | | 264.8 | 46.5 | | 1,067.3 | 11,734 |
| Village 2 | 709 | 1,801 | 2,510 | 8.0 | 315.1 | 21.0 | 9.7 | 10.1 | 11.9 | 67.3 | | | 273.5 | 68.3 | | 776.9 | 6,986 |
| Village 3 (Industrial) | | | | | | | 11.2 | | | 145.8 | | | 158.5 | 34.7 | | 350.2 | |
| Village 4 | 453 | | 453 | 3.8 | 118.0 | 62.8 | 2.1 | | | | | | 309.9 | 35.0 | | 527.8 | 1,495 |
| Village 5 | 1,263 | 1,550 | 2,813 | 7.6 | 370.7 | 16.6 | 11.3 | 10.0 | 2.0 | | | | 70.4 | 15.4 | | 496.4 | 7,995 |
| Village 6 | 990 | 1,242 | 2,232 | 8.1 | 275.3 | 7.6 | 8.8 | 10.0 | 4.6 | | | | 39.7 | 16.5 | | 362.5 | 6,335 |
| Village 7 | 1,028 | 448 | 1,476 | 6.2 | 236.5 | 9.4 | 6.3 | 60.0 | 7.2 | | | | 45.3 | 17.1 | | 381.8 | 4,432 |
| Village 8 | 565 | 1,017 | 1,582 | 8.2 | 193.7 | 20.5 | 6.3 | 35.0 | 4.0 | | 200.0 | | 22.4 | 14.2 | | 496.1 | 4,489 |
| Village 9 Res | 365 | 4,118 | 4,483 | 15.4 | 291.1 | 29.8 | 13.8 | 10.0 | 5.0 | | | 50.6 | 38.5 | 27.7 | | 466.5 | 10,029 |
| University | | | | | | | | | | | | 440.0 | | | | 440.0 | |
| Village 11 | 1,005 | 1,385 | 2,390 | 7.8 | 306.7 | 10.0 | 9.4 | 35.0 | 10.0 | | | | 51.4 | 66.5 | | 489.0 | 6,749 |
| Plng. Area 12 | | 3,788 | 3,788 | 35.3 | 107.2 | 29.3 | 13.6 | 35.0 | 156.9 | | | | 5.3 | 20.4 | | 367.7 | 9,774 |
| Plng. Area 18A | | | | | | | | | | 215.8 | | | | | | 215.8 | |
| Plng. Area 20 | | | | | | | | | | | | | 209.0 | | | 209.0 | |
| Other: | | | | | | | | | | | | | | | | | |
| Open Space(a) | | | | | | | | | | | | 637.1 | 2,396.7 | | | 3,033.8 | |
| Open Space(b) | | | | | | | | | | | | | 25.3 | | | 25.3 | |
| SR-125 | | | | | | | | | | | | | | 182.0 | | 182.0 | |
| Public | | | | | | | | | | | | | | 637.1 | 19.6 | 656.7 | |
| Arterial | | | | | | | | | | | | | | 69.1 | | 69.1 | |
| Maximum Residential/ Total Acreage | 8,832 | 16,871 | 25,703 | 8.9 | 2,917.5 | 230.1 | 105.9 | 215.1 | 207.9 | 428.9 | 200.0 | 1,127.7 | 3,910.7 | 1,250.5 | 19.6 | 10,613.9 | 70,018 |
| (a) The Open Space figures on this line represent the open space in the University area outside Villages Nine and Ten, also known as Salt Creek Open Space. | | | | | | | | | | | | | | | | | |
| (b) The 25.3 acres of open space on this line represents the Wolf Canyon open space area. | | | | | | | | | | | | | | | | | |

Exhibit 19 Otay Valley Parcel Land Use Table

| Proctor Valley Parcel | | | | | | | | | | | | | | |
|-----------------------|----------------|-------|-------|---------------|---------|------|------|------|-------|------|----------|------|---------|-----------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Vill. Dens | Res. | Park | CPF | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| Village 13 | 658 | 1408 | 2066 | 5.5 | 374.7 | | 7.9 | | 249.1 | | 139.7 | 12.2 | 783.6 | 5697 |
| Village 14 | 1,563 | 150 | 1,713 | 2.2 | 773.8 | 10.0 | 7.5 | 10.0 | 2.9 | | 0.8 | 23.7 | 828.7 | 5,384 |
| Plng. Area 16 | 390 | | 390 | 0.5 | 716.9 | 2.5 | 1.7 | | | | 370.0 | 25.4 | 1,116.5 | 1,248 |
| Plng. Area 19 | 20 | | 20 | 1.0 | 20.0 | | | | | | | | 20.0 | 64 |
| Other: | | | | | | | | | | | | | | |
| Open Space | | | | | | | | | | | 5,146.4 | | 5,146.4 | |
| Total | 2,631 | 1,558 | 4,189 | 2.2 | 1,885.4 | 12.5 | 17.1 | 10.0 | 252.0 | | 5,656.9 | 61.3 | 7,895.2 | 12,393 |

Exhibit 21 Proctor Valley Parcel Land Use Table

| San Ysidro Mountains Parcel | | | | | | | | | | | | | |
|-----------------------------|----------------|----|-------|----------|-------------|------------|------------|--------------|-------------|-------------|-------|--------------|-----------------|
| Village | Dwelling Units | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Res. Ac. | Park Ac. | CPF Ac. | Sch Ac. | C'ml. Ac. | Open Sp. | Art. Ac. | Other | Total Ac. | |
| Village 15 | 481 | | 481 | 685.5 | 3.4 | 2.3 | 10.0 | 3.3 | 7.8 | | | 712.3 | 1,539 |
| Village 17 | 296 | | 296 | 816.7 | | | | | 794.5 | | | 1,611.2 | 948 |
| Other: | | | | | | | | | | | | | |
| Open Space | | | | | | | | | 3,143.9 | | | 3,143.9 | |
| Total | 777 | | 777 | 1,502.2 | 3.4 | 2.3 | 10.0 | 3.3 | 3,946.2 | | | 5,467.4 | 2,486 |

Exhibit 23 San Ysidro Mountains Parcel Land Use Table

| Village One | | | | | | | | | | | | | | |
|--|----------------|--------------|--------------|------------|--------------|---------------|-------------|-------------|------------|------|--------------|-------------|----------------|------------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| LMV | 1,544 | | 1,544 | 4.0 | 386.0 | 6.4 | | | | | | | 392.4 | 4,941 |
| MU | | 91 | 91 | 17.8 | 5.1 | 11.6 | 13.4 | | 6.3 | | | | 36.4 | 232 |
| MH | | 1,431 | 1,431 | 16.9 | 84.6 | | | 10.0 | | | | | 94.6 | 3,649 |
| LM | 910 | | 910 | 4.0 | 227.5 | 5.1 | | | | | | | 232.6 | 2,912 |
| OTHER | | | | | | | | | | | 264.8 | 46.5 | 311.3 | |
| TOTAL | 2,454 | 1,522 | 3,976 | 5.7 | 703.2 | 23.1** | 13.4 | 10.0 | 6.3 | | 264.8 | 46.5 | 1,067.3 | 11,734 |
| *Neighborhood park land included in residential acreage. | | | | | | | | | | | | | | |
| **Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. | | | | | | | | | | | | | | |
| + Population coefficient is 3. 2 persons per single-family unit and 2.55 persons per multi-family unit. | | | | | | | | | | | | | | |

Exhibit 38 Village One Land Use Table

| Village Two | | | | | | | | | | | | | | |
|---|----------------|--------------|--------------|------------|--------------|-------------|------------|-------------|-------------|-------------|--------------|-------------|--------------|-------------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.++ |
| | SF | MF | Total | Dens | Res. | Park* | CPF** | Sch. | C'ml. | Ind. | Open Sp.+ | Art. | Total | |
| LMV | 709 | | 709 | 3.9 | 181.1 | | | | | | | | 181.1 | 2,340 |
| MU | | 147 | 147 | 17.3 | 8.5 | 14.9 | 9.7 | | 11.9 | | | | 45.0 | 379 |
| MH | | 1,654 | 1,654 | 13.2 | 125.5 | | | 10.1 | | | | | 135.6 | 4,267 |
| IND | | | | | | | | | | 67.3 | | | 67.3 | |
| OTHER | | | | | | 6.1 | | | | | 273.5 | 68.3 | 347.9 | |
| TOTAL | 709 | 1,801 | 2,510 | 8.0 | 315.1 | 21.0 | 9.7 | 10.1 | 11.9 | 67.3 | 273.5 | 68.3 | 776.9 | 6,986 |
| *Actual park size to be determined by Parks Master Plan at the SPA level; Park acreage based on ratio of 3.0-acres per 1000 persons. | | | | | | | | | | | | | | |
| **5.1-Acres CPF will be provided with balance to be provided in Village Three; CPF acreage based on ratio of 1.39 acres per 1000 persons. | | | | | | | | | | | | | | |
| +Open Space acreage within Village Two includes the 1,000-ft. buffer from the landfill and adjacent land uses. | | | | | | | | | | | | | | |
| ++ Population coefficient is 3. 3 persons per single-family unit and 2.58 persons per multi-family unit. | | | | | | | | | | | | | | |

Exhibit 40 Village Two Land Use Table

| Village Three (Industrial) | | | | | | | | | | | | | | |
|----------------------------|----------------|----|-------|------|---------|------|------|------|-------|-------|-------------|------|--------|-----------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park | CPF | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total* | |
| I | | | | | | | | | | 145.8 | 158.5 | 34.7 | 339.0 | |
| OTHER | | | | | | | 11.2 | | | | | | 11.2 | |
| TOTAL | | | | | | | 11.2 | | | 145.8 | 158.5 | 34.7 | 350.2 | |

Exhibit 42 Village Three (Industrial) Land Use Table

| Village Four | | | | | | | | | | | | | | |
|---|----------------|----|------------|------------|--------------|-------------|------------|------|-------|------|--------------|-------------|--------------|------------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF** | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| LM | 453 | | 453 | 3.8 | 118.0 | 7.0 | 2.1 | | | | | | 127.1 | 1,495 |
| Community Park | | | | | | 55.8 | | | | | | | 55.8 | |
| OTHER | | | | | | | | | | | 309.9 | 35.0 | 344.9 | |
| TOTAL | 453 | | 453 | 3.8 | 118.0 | 62.8 | 2.1 | | | | 309.9 | 35.0 | 527.8 | 1,495 |
| *Includes required acreage from other residential villages based on park acreage ratio of 3 acres per 1000 persons. | | | | | | | | | | | | | | |
| **Actual CPF acreage to be determined at the SPA level; CPF Acreage based on ratio of 1.39-acres per 1000 persons. | | | | | | | | | | | | | | |
| + Population coefficient is 3. 3 persons per single-family unit. | | | | | | | | | | | | | | |

Exhibit 44 Village Four Land Use Table

| Village Five | | | | | | | | | | | | | | |
|--|----------------|--------------|--------------|------------|--------------|---------------|-------------|-------------|------------|------|-------------|-------------|--------------|------------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| LMV | 1,263 | | 1,263 | 4.5 | 280.6 | 6.6* | | | | | | | 287.2 | 4,043 |
| MU | | 72 | 72 | 18.0 | 4.0 | 10.0 | 11.3 | | 2.0 | | | | 27.3 | 184 |
| MH | | 1,478 | 1,478 | 17.2 | 86.1 | | | 10.0 | | | | | 96.1 | 3,769 |
| OTHER | | | | | | | | | | | 70.4 | 15.4 | 85.8 | |
| TOTAL | 1,263 | 1,550 | 2,813 | 7.6 | 370.7 | 16.6** | 11.3 | 10.0 | 2.0 | | 70.4 | 15.4 | 496.4 | 7,995 |
| *Neighborhood park land included in residential acreage. | | | | | | | | | | | | | | |
| **Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. | | | | | | | | | | | | | | |
| + Population coefficient is 3. 2 persons per single-family unit and 2.55 persons per multi-family unit. | | | | | | | | | | | | | | |

Exhibit 46 Village Five Land Use Table

| Village Six | | | | | | | | | | | | | | |
|--|----------------|--------------|--------------|------------|--------------|--------------|------------|-------------|------------|------|-------------|-------------|--------------|------------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| LMV | 990 | | 990 | 4.8 | 206.3 | | | | | | | | 206.3 | 3,168 |
| MU | | | | | | 7.6 | 8.8 | | 4.6 | | | | 21.0 | |
| MH | | 1,242 | 1,242 | 18.0 | 69.0 | | | 10.0 | | | | | 79.0 | 3,167 |
| OTHER | | | | | | | | | | | 39.7 | 16.5 | 56.2 | |
| TOTAL | 990 | 1,242 | 2,232 | 8.1 | 275.3 | 7.6** | 8.8 | 10.0 | 4.6 | | 39.7 | 16.5 | 362.5 | 6,335 |
| *Neighborhood park land included in residential acreage. | | | | | | | | | | | | | | |
| **Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. | | | | | | | | | | | | | | |
| + Population coefficient is 3. 2 persons per single-family unit and 2.55 persons per multi-family unit. | | | | | | | | | | | | | | |

Exhibit 48 Village Six Land Use Table

| Village Seven | | | | | | | | | | | | | | |
|--|----------------|------------|--------------|------------|--------------|--------------|------------|-------------|------------|------|-------------|-------------|--------------|------------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| LMV | 1,028 | | 1,028 | 5.0 | 205.6 | | | 50.0 | | | | | 255.6 | 3,290 |
| MU | | | | | | 9.4 | 6.3 | | 7.2 | | | | 22.9 | |
| MH | | 448 | 448 | 14.5 | 30.9 | | | 10.0 | | | | | 40.9 | 1,142 |
| OTHER | | | | | | | | | | | 45.3 | 17.1 | 62.4 | |
| TOTAL | 1,028 | 448 | 1,476 | 6.2 | 236.5 | 9.4** | 6.3 | 60.0 | 7.2 | | 45.3 | 17.1 | 381.8 | 4,432 |
| *Neighborhood park land included in residential acreage. | | | | | | | | | | | | | | |
| **Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. | | | | | | | | | | | | | | |
| + Population coefficient is 3. 2 persons per single-family unit and 2.55 persons per multi-family unit. | | | | | | | | | | | | | | |

Exhibit 50 Village Seven Land Use Table

| Village Eight | | | | | | | | | | | | | | |
|--|----------------|--------------|--------------|------------|--------------|-------------|------------|-------------|------------|--------------|-------------|-------------|--------------|------------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF** | Sch. | C'ml. | RTP | Open Sp. | Art. | Total | |
| LMV | 315 | | 315 | 4.8 | 65.6 | | | | | | | | 65.6 | 1,040 |
| LMV | 250 | | 250 | 3.5 | 71.6 | | | | | | | | 71.6 | 825 |
| MU | | 643 | 643 | 18.0 | 35.7 | 7.0 | 6.3 | 25.0 | 4.0 | | | | 78.0 | 1,659 |
| MH | | 374 | 374 | 18.0 | 20.8 | 13.5 | | 10.0 | | | | | 44.3 | 965 |
| RegTechPark | | | | | | | | | | 200.0 | | | 200.0 | |
| OTHER | | | | | | | | | | | 22.4 | 14.2 | 36.6 | |
| TOTAL | 565 | 1,017 | 1,582 | 8.2 | 193.7 | 20.5 | 6.3 | 35.0 | 4.0 | 200.0 | 22.4 | 14.2 | 496.1 | 4,489 |
| *Actual park size to be determined by Parks Master Plan at the SPA level; Park acreage based on ratio of 3.0-acres per 1000 persons. | | | | | | | | | | | | | | |
| **Actual CPF acreage to be determined at the SPA level; CPF acreage based on ratio of 1.39 acres per 1000 persons. | | | | | | | | | | | | | | |
| + Population coefficient is 3. 3 persons per single-family unit and 2.58 persons per multi-family unit. | | | | | | | | | | | | | | |

Exhibit 52 Village Eight Land Use Table

| Village Nine | | | | | | | | | | | | | | |
|---|----------------|--------------|--------------|-------------|--------------|-------------|-------------|-------------|------------|-------------|-------------|-------------|--------------|---------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF* | Sch. | C'ml. | Uni. | Open Sp. | Art. | Total | |
| LM | 365 | | 365 | 5.8 | 62.5 | 8.6 | | | | | | | 71.1 | 1,205 |
| MU | | 2,502 | 2,502 | 23.0 | 108.7 | 4.0 | 13.8* | | 5.0 | | | | 131.5 | 6,455 |
| MH | | 254 | 254 | 12.0 | 21.2 | 8.6 | | 10.0 | | | | | 39.8 | 655 |
| M | | 622 | 622 | 11.0 | 56.5 | 8.6 | | | | | | | 65.1 | 1,605 |
| OTHER | | | | | | | | | | | 38.5 | 27.7 | 66.2 | |
| Village 9 Subtotal | 365 | 3,378 | 3,743 | 15.0 | 248.9 | 29.8 | 13.8 | 10.0 | 5.0 | | 38.5 | 27.7 | 373.7 | 9,920 |
| University | | | | | | | | | | 50.6 | | | 50.6 | |
| FH | | 240 | 240 | 12.0 | 20.0 | | | | | | | | 20.0 | 619 |
| SH | | 500 | 500 | 22.5 | 22.2 | | | | | | | | 22.2 | 1,290 |
| University Subtotal | | 740 | 740 | 34.5 | 42.2 | | | | | 50.6 | | | 92.8 | 1,909 |
| TOTAL | 365 | 4,118 | 4,483 | 15.4 | 291.1 | 29.8 | 13.8 | 10.0 | 5.0 | 50.6 | 38.5 | 27.7 | 466.5 | 10,029 |
| *Actual park size to be determined by Parks Master Plan at the SPA level; Park acreage based on ratio of 3.0-acres per 1000 persons. | | | | | | | | | | | | | | |
| ** CPF acreage does not include University sub-total (Faculty/Student Housing) CPF acreage based on ratio of 1.39 acres per 1000 persons. | | | | | | | | | | | | | | |
| + Population coefficient is 3. 3 persons per single-family unit and 2.58 persons per multi-family unit. | | | | | | | | | | | | | | |

Exhibit 54 Village Nine Land Use Table

| University | | | | | | | | | | | | | | |
|-----------------------------|----------------|----|-------|------|---------|------|-----|------|-------|--------------|-------------|------|--------------|-----------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park | CPF | Sch. | C'ml. | Uni. | Open Sp. | Art. | Total | |
| University (west campus) | | | | | | | | | | 350.0 | | | 350.0 | |
| University (east campus) | | | | | | | | | | 90.0 | | | 90.0 | |
| TOTAL | | | | | | | | | | 440.0 | | | 440.0 | |

Exhibit 56 Village Ten Land Use Table (University)

| Village Eleven | | | | | | | | | | | | | | |
|--|----------------|--------------|--------------|------------|--------------|---------------|------------|-------------|-------------|------|-------------|-------------|--------------|------------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF | Sch. | C'ml. | Uni. | Open Sp. | Art. | Total | |
| MH | | 583 | 583 | 13.7 | 42.7 | | | | | | | | 42.7 | 1,487 |
| MU | | 472 | 472 | 21.2 | 22.3 | 10.0 | 9.4 | 10.0 | 10.0 | | | | 61.7 | 1,204 |
| M | 195 | 330 | 525 | 6.9 | 75.7 | | | 25.0 | | | | | 100.7 | 1,466 |
| LMV | 810 | | 810 | 4.9 | 166.0 | | | | | | | | 166.0 | 2,592 |
| OTHER | | | | | | | | | | | 51.4 | 66.5 | 117.9 | |
| TOTAL | 1,005 | 1,385 | 2,390 | 7.8 | 306.7 | 10.0** | 9.4 | 35.0 | 10.0 | | 51.4 | 66.5 | 489.0 | 6,749 |
| *Neighborhood park land included in residential acreage. | | | | | | | | | | | | | | |
| **Part of park acreage requirement have been allocated to community parks. Actual park size to be determined at the SPA level. | | | | | | | | | | | | | | |
| + Population coefficient is 3. 2 persons per single-family unit and 2.55 persons per multi-family unit. | | | | | | | | | | | | | | |

Exhibit 58 Village Eleven Land Use Table

| Planning Area 12 (EUC & FC) | | | | | | | | | | | | | | |
|---|----------------|--------------|--------------|-------------|--------------|-------------|-------------|-------------|--------------|------|------------|-------------|--------------|---------------|
| Use | Dwelling Units | | | | Acreage***** | | | | | | | | | Approx. Pop.+ |
| | SF | MF | Total | Dens | Res. | Park* | CPF** | Sch.*** | C'ml.**** | Uni. | Open Sp. | Art. | Total | |
| EUC | | 3,313 | 3,313 | 41.2 | 80.4 | 25.6 | 11.9 | 35.0 | | | | 8.0 | 160.9 | 8,548 |
| Regional Commercial | | | | | | | | | 29.4 | | | | 29.4 | |
| Visitor Comm. | | | | | | | | | 11.0 | | | | 11.0 | |
| Cultural | | | | | | | | | 5.0 | | | | 5.0 | |
| Off-Low Rise/Bus. | | | | | | | | | 19.0 | | | | 19.0 | |
| Off-Med/High Rise | | | | | | | | | 11.5 | | | | 11.5 | |
| OTHER++ | | | | | | | | | | | 1.5 | | 1.5 | |
| EUC Subtotal | | 3,313 | 3,313 | 41.2 | 80.4 | 25.6 | 11.9 | 35.0 | 75.9 | | 1.5 | 8.0 | 238.3 | 8,548 |
| MU | | 475 | 475 | 17.7 | 26.8 | 3.7 | 1.7 | | 1.4 | | | | 33.6 | 1,226 |
| FC | | | | | | | | | 79.6 | | 3.8 | 12.4 | 95.8 | |
| FC Subtotal | | 475 | 475 | 17.7 | 26.8 | 3.7 | 1.7 | | 81.0 | | 3.8 | 12.4 | 129.4 | 1,226 |
| TOTAL | | 3,788 | 3,788 | 35.3 | 107.2 | 29.3 | 13.6 | 35.0 | 156.9 | | 5.3 | 20.4 | 367.7 | 9,774 |
| *Actual park size to be determined by Parks Master Plan at the SPA level; Park acreage based on ratio of 3.0-acres per 1000 persons. | | | | | | | | | | | | | | |
| ** CPF acreage based on ratio of 1.39 acres per 1000 persons. Square-footage equivalent may be considered at SPA Plan level. | | | | | | | | | | | | | | |
| *** School acres will divert to residnetial if not needed for schools | | | | | | | | | | | | | | |
| **** May include mixed-use and multi-use. | | | | | | | | | | | | | | |
| ***** The maximum permitted non-residential areas may alternatively be measured in square-feet up to the maximum projected yield of 5,179,000 square-feet | | | | | | | | | | | | | | |
| + Population coefficient is 3. 3 persons per single-family unit and 2.58 persons per multi-family unit. | | | | | | | | | | | | | | |
| ++ Fire Station. | | | | | | | | | | | | | | |

Exhibit 60 Planning Area 12 (EUC & FC) Land Use Tables

| Village Thirteen (Resort Village) | | | | | | | | | | | | | | |
|--|----------------|--------------|--------------|------------|--------------|--------|------------|------|--------------|------|--------------|-------------|--------------|--------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park** | CPF | Sch. | C'ml. | Ind. | Open Sp.*** | Art. | Total | |
| L | 180 | | 180 | 2.0 | 90.0 | | | | | | | | 90.0 | 576 |
| LMV | 478 | | 478 | 3.0 | 159.3 | 10.0* | | | | | | | 159.3 | 1,530 |
| M | | 227 | 227 | 8.0 | 28.4 | 5.0* | | | | | | | 28.4 | 579 |
| SCC | | | | | | | | | 18.7 | | | | 18.7 | |
| MH | | 632 | 632 | 15.0 | 42.1 | | | | | | | | 42.1 | 1,612 |
| MH | | 549 | 549 | 10.0 | 54.9 | | | | | | | | 54.9 | 1,400 |
| RESORT | | | | | | | 7.9 | | 230.4 | | | | 238.3 | |
| OTHER | | | | | | | | | | | 139.7 | 12.2 | 151.9 | |
| TOTAL | 658 | 1,408 | 2,066 | 5.5 | 374.7 | | 7.9 | | 249.1 | | 139.7 | 12.2 | 783.6 | 5,697 |
| *Neighborhood park land included in residential acreage. **Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level. ***Open space totals included in the Proctor Valley Parcel summary. | | | | | | | | | | | | | | |

Exhibit 63 Village Thirteen (Resort Village) Land Use Table

| Village Fourteen (Proctor Valley Village) | | | | | | | | | | | | | | |
|--|----------------|------------|--------------|------------|--------------|-------------|------------|-------------|------------|------|------------|-------------|--------------|--------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park * | CPF | Sch. | C'ml. | Ind. | Open Sp.** | Art. | Total | |
| L | 190 | | 190 | 1.0 | 190.0 | | | | | | | | 190.0 | 608 |
| L | 956 | | 956 | 2.0 | 478.3 | | | | | | | | 478.3 | 3,059 |
| M | 262 | | 262 | 6.0 | 43.7 | | | | | | | | 43.7 | 838 |
| MH | | 150 | 150 | 15.0 | 10.0 | | | | | | | | 10.0 | 383 |
| MU | | | | | | 10.0 | 7.5 | 10.0 | 2.9 | | 0.8 | | 31.2 | |
| LMV | 155 | | 155 | 3.0 | 51.8 | | | | | | | | 51.8 | 496 |
| OTHER | | | | | | | | | | | | 23.7 | 23.7 | |
| TOTAL | 1,563 | 150 | 1,713 | 2.2 | 773.8 | 10.0 | 7.5 | 10.0 | 2.9 | | 0.8 | 23.7 | 828.7 | 5,384 |
| *Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level. | | | | | | | | | | | | | | |
| **Open space totals included in the Proctor Valley Parcel summary. | | | | | | | | | | | | | | |

Exhibit 65 Village Fourteen (Proctor Valley Village) Land Use Table

| Village Fifteen (San Ysidro West) | | | | | | | | | | | | | |
|--|----------------|----|------------|------------|--------------|------------|------------|-------------|------------|------------|------|--------------|--------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park * | CPF | Sch. | C'ml. | Open Sp.** | Art. | Total | |
| M | 245 | | 245 | 7.2 | 33.9 | | | | | | | 33.9 | 784 |
| MU | | | | | | 3.4 | 2.3 | 10.0 | 3.3 | | | 19.0 | |
| VL+ | 236 | | 236 | 0.4 | 651.6 | | | | | | | 651.6 | 755 |
| OTHER | | | | | | | | | | 7.8 | | 7.8 | |
| TOTAL | 481 | | 481 | 0.7 | 685.5 | 3.4 | 2.3 | 10.0 | 3.3 | 7.8 | | 712.3 | 1,539 |
| *Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level. | | | | | | | | | | | | | |
| **Open space totals included in the San Ysidro Mountains Parcel summary. | | | | | | | | | | | | | |
| +Two (2) acre minimum per County Board of Supervisors Action. | | | | | | | | | | | | | |

Exhibit 67 Village Fifteen (San Ysidro West) Land Use Table

| Planning Area 16 | | | | | | | | | | | | | | |
|--|----------------|----|------------|------------|--------------|------------|------------|------|-------|------|--------------|-------------|----------------|--------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park*+ | CPF + | Sch. | C'ml. | Ind. | Open Sp.** | Art. | Total | |
| VL | 99 | | 99 | 0.6 | 169.5 | | | | | | 29.2 | | 198.7 | 317 |
| VL | 291 | | 291 | 0.5 | 547.4 | | | | | | 340.8 | | 888.2 | 931 |
| OTHER | | | | | | 2.5 | 1.7 | | | | | 25.4 | 29.6 | |
| TOTAL | 390 | | 390 | 0.5 | 716.9 | 2.5 | 1.7 | | | | 370.0 | 25.4 | 1,116.5 | 1,248 |
| <p>*Part of park acreage requirement have been allocated to community parks. Actual park size to be determined by Parks Master Plan at the SPA level.</p> <p>**Restricted development area used in density calculations but restricted as open space. Open space totals included in the Proctor Valley Parcel summary.</p> <p>+The location of required park and community purpose facility land will be subject to review at the SPA level.</p> | | | | | | | | | | | | | | |

Exhibit 69 Planning Area 16 (Jamul Rural Estate Area) Land Use Table

| Planning Area 17 (San Ysidro Rural Estate Area) | | | | | | | | | | | | | |
|---|----------------|----|------------|-------------|--------------|--------|-----|------|-------|--------------|------|----------------|--------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park * | CPF | Sch. | C'ml. | Open Sp.** | Art. | Total | |
| VL | 153 | | 153 | 0.25 | 323.7 | | | | | 287.1 | | 610.8 | 490 |
| VL | 105 | | 105 | 0.15 | 299.8 | | | | | 397.2 | | 697.0 | 336 |
| VL | 38 | | 38 | 0.125 | 193.2 | | | | | 110.2 | | 303.4 | 122 |
| OTHER | | | | | | | | | | | | | |
| TOTAL | 296 | | 296 | 0.18 | 816.7 | | | | | 794.5 | | 1,611.2 | 948 |
| <p>*The location of required community purpose facility land will be subject to review at the SPA level.</p> <p>**Restricted development area used in density calculations but restricted as open space. Open space totals included in the San Ysidro Mountains Parcel summary.</p> | | | | | | | | | | | | | |

Exhibit 72 Planning Area 16 (San Ysidro Rural Estate Area) Land Use Table

| Planning Area 18 (Mesa Industrial Area) | | | | | | | | | | | | | | |
|---|----------------|----|-------|------|---------|------|-----|------|-------|-------|-------------|------|-------|-----------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park | CPF | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| I | | | | | | | | | | 215.8 | | | 215.8 | |
| OTHER | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | | | 215.8 | | | 215.8 | |

Exhibit 74 Planning Area 18 (Mesa Industrial Area) Land Use Table

| Planning Area 19 (Adjacent to Jamul) | | | | | | | | | | | | | | |
|--|----------------|----|-----------|------------|-------------|--------|-------|------|-------|------|-------------|------|-------------|-----------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park * | CPF * | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| VL | 20 | | 20 | 1.0 | 20.0 | | | | | | | | 20.0 | 64 |
| TOTAL | 20 | | 20 | 1.0 | 20.0 | | | | | | | | 20.0 | 64 |
| *The location of required park and community purpose facility land will be subject to review at the SPA level. | | | | | | | | | | | | | | |

Exhibit 70 Planning Area 19 Land Use Table

| Planning Area 20 (Otay River Valley) | | | | | | | | | | | | | | |
|--|----------------|----|-------|------|---------|--------|-------|------|-------|------|--------------|------|--------------|-----------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park * | CPF * | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| Recreation | | | | | | | | | | | 209.0 | | 209.0 | |
| TOTAL | | | | | | | | | | | 209.0 | | 209.0 | |
| *The location of required park and community purpose facility land will be subject to review at the SPA level. | | | | | | | | | | | | | | |

Exhibit 76 Planning Area 20 (Otay River Valley) Land Use Table

| Planning Area 20 (Otay River Valley) | | | | | | | | | | | | | | |
|--|----------------|----|-------|------|---------|--------|-------|------|-------------|------|--------------|------|--------------|-----------------|
| Use | Dwelling Units | | | | Acreage | | | | | | | | | Approx. Pop. |
| | SF | MF | Total | Dens | Res. | Park * | CPF * | Sch. | C'ml. | Ind. | Open Sp. | Art. | Total | |
| MU | | | | | | | | | 15.0 | | | | 15.0 | |
| Recreation | | | | | | | | | | | 194.0 | | 194.0 | |
| TOTAL | | | | | | | | | 15.0 | | 194.0 | | 209.0 | |
| *The location of required park and community purpose facility land will be subject to review at the SPA level. | | | | | | | | | | | | | | |

Exhibit 76 Planning Area 20 (Otay River Valley) Land Use Table (Staff Alternative)